

MIAMI TOWNSHIP ZONING BOARD OF APPEALS

MAY 4, 2015

This meeting was called to order by Rick Goettke, Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Harry Holbert, Wayne Loudermilk, Todd Munro, Rod Trombley, Rick Goettke and Carol Turchick.

Mr. Loudermilk made a motion to approve the minutes of the March 2, 2015 minutes as submitted, seconded by Mr. Holbert with all voting "AYE".

Mr. Munro made a motion to approve the minutes of the April 6, 2015 minutes as submitted, seconded by Mr. Loudermilk with all voting "AYE".

Larry Fronk was sworn in for the meeting and there were no continued hearings.

Public hearings: Case #855, Lynne Engelman, was called and the notice of public hearing was read. Mr. Munro abstained from hearing this case. Ms. Turchick filled in. Mr. Fronk explained the applicant is requesting an eight foot front yard setback variance to construct a covered porch that will be 8 feet by 38 feet.

The applicant, Lynne Engleman, came forward and was sworn in. Ms. Engleman explained she would like to build the front porch to be used by family and to make an improvement to the home. Ms. Engleman explained they currently have a covered front stoop that is not useable for a family of five. Ms. Engleman stated it would be an asset to her home and to the neighborhood.

Mr. Fronk recommended the Board approve the eight foot front yard variance request.

The open portion of Case #855 was closed and the Board discussed if there was a hardship, the front porches on other homes in the neighborhood and there was no opposition from neighbors.

Mr. Loudermilk made a motion to grant the eight foot front yard setback variance request, seconded by Mr. Trombley. Upon roll call the vote was as follows: Mr. Holbert, "NO"; Mr. Loudermilk, "YES"; Ms. Turchick, "YES"; Mr. Goettke, "YES" and Mr. Trombley, "YES".

CASE #855 ~ EIGHT FOOT FRONT YARD SETBACK VARIANCE APPROVED.

Case #856, Henry A. Stiene, was called and the notice of public hearing was read. Mr. Fronk explained the applicant is requesting an additional 150 square feet over the allowable 1200 square feet for the construction of a detached storage building. Mr. Fronk explained the applicant has cars he works on and needs extra room.

The applicant, Mr. Henry A. Stiene, came forward and was sworn in. Mr. Stiene stated he has restores cars as a hobby and with the different vehicles the extra square footage will allow him the room to keep the vehicles parked inside with the garage door closed and have a little room to move between the vehicles safely. Mr. Stiene stated he has spoken to the neighbors and they have no problem with the additional square footage. He also stated the detached building will be buffered with pine trees and he will be 15 feet from one property line and 20 feet from another property line.

Mr. Fronk is recommending the Board approve a 150 square foot variance to permit a 1,350 square foot accessory structure at 6987 Oakland Road.

The open portion of Case #856 was closed and the Board discussed if there was a hardship, the size of the lot, how far from the property line the building will be and no neighbors came in opposition.

Mr. Munro made a motion to approve the 150 square foot variance request for 6987 Oakland Road, seconded by Mr. Trombley. Upon roll call the vote was as follows: Mr. Holbert, "NO"; Mr. Loudermilk, "YES"; Mr. Munro, "YES"; Mr. Trombley, "YES" and Mr. Goettke, "NO".

CASE #856 ~ 150 SQUARE FOOT VARIANCE APPROVED.

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New business: One new application was presented to the Board. Lykins Companies, Inc., 5163 Wolfpen Pleasant Hill Road, Milford, Ohio 45150 requests a 13 foot rear yard setback variance to reduce the rear yard setback to 27 feet for an addition to the building. Such property is located on the west side of Wolfpen Pleasant Hill Road approximately 1,000 feet north of State Route 50, Miami Township. Area in acreage is 1.535.

Mr. Holbert made a motion to accept this application as Case #857 and set it for public hearing on June 1, 2015 at 7:30 p.m., seconded by Mr. Munro with all voting “YES”.

With no further business to come before the Board the meeting was adjourned.

The next regularly scheduled meeting will be Monday, June 1, 2015 at 7:30 p.m.

Respectfully submitted,

Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC
Board of Trustees
Director of Community Development
Zoning Administrator
Fiscal Officer
File